

OWN YOUR OWN BUILDING!

McClaren Commerce Center

18 McClaren Road, Findlay Township PA 15108

Warehouse/ Distribution
Buildings Available

12,960 - 28,000 SF
Available

*Conceptual drawing
Optional colors available



For more information on this property, please contact:

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TARQUINCORE, LLC

The information contained in this statement is given with the understanding that all negotiations relating to the purchase, renting, or leasing the property described above shall be through the offices of TARQUINCORE, LLC. The information, while not guaranteed, has been secured from sources we believe reliable. It is submitted subject to change or withdrawal without notice.

Available Buildings

Building 1:

12,960 SF
3.96 Acre Lot

Building 2:

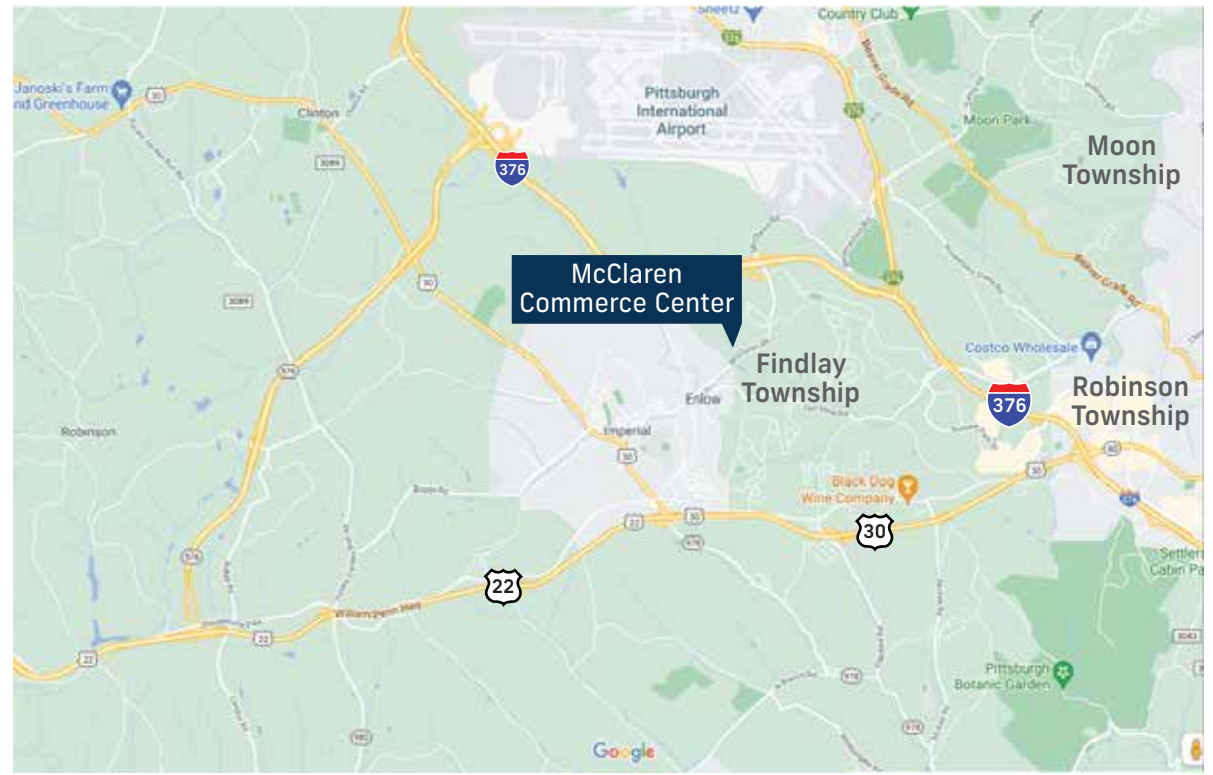
23,200 SF
4.00 Acre Lot

Building 3:

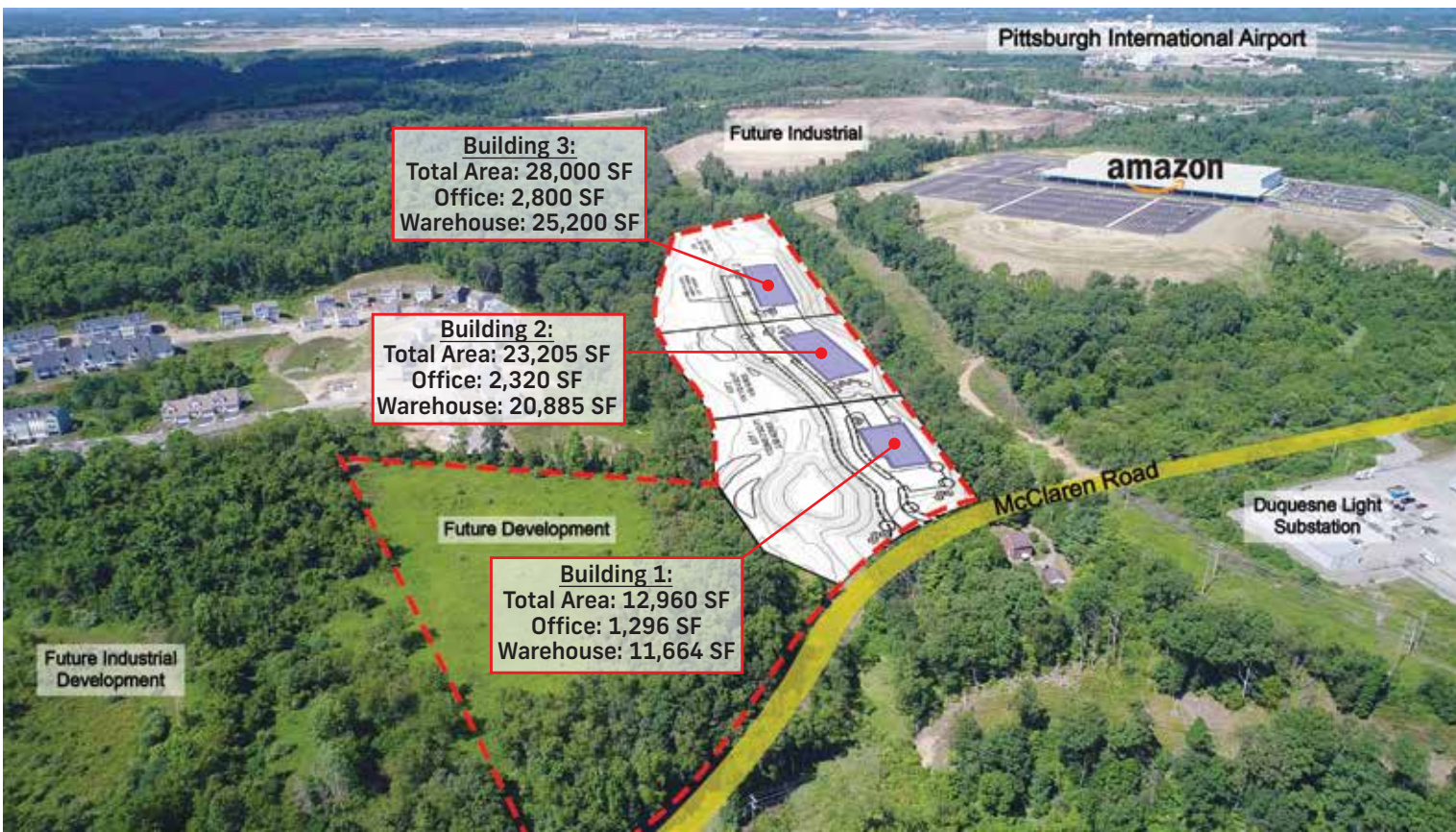
28,000 SF
6.88 Acre Lot

About the Developer

McClaren Properties' Principal, Dion McMullen, has been a custom residential and commercial builder for the past 33 years. His reputation is that of a quality builder, meeting the individual requirements of his customers. His Partners, Hartley C. King; Marsha L. Kletzli and Thomas C. Kniss have been developing land and buildings within our region over the last 40 years.



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Project Summary

McClaren Commerce Center offers a unique opportunity to own your own warehouse/distribution/flex building in a highly desirable location just off of I-376 at McClaren Road in Findlay Township. Adjacent to the new Amazon Hub & Delivery facility and other business complexes along McClaren Road, McClaren Commerce Center provides easy access to all areas surrounding the Pittsburgh International Airport; I-576/Southern Beltway; I-376 north and east; I-79 via I-376 and the PA Turnpike.

The 14 acre **McClaren Commerce Center** offers three buildings ranging in size from 12,960 to 28,000 square feet within a designed commerce center environment. Each building is engineered solid I beam construction with 26 gauge wall and roof metal. Clear spans are available from 18' – 24'. Office buildout includes up to 10% of the floor area per the Building Specifications list. Owners can also customize wall and roof colors based upon Contractor's product availability within the base building plan.

Each site is delivered with driveway, parking, landscaping and lighting per code. Ownership is fee simple while a Property Owner's Association (POA) will be in place to maintain common areas shared by the building owners. Delivery includes all permitting, architectural, engineering and development fees. The project site meets storm water requirements. Each building may obtain signage in compliance with Findlay Township with a master commerce center entry sign located at the entrance from McClaren Road.

Building Specifications:

- Engineered solid I-beam construction
- Submerged arc welded frames for more secure welds
- Engineering Certification
- 50 year structural certification
- 40 year sheathing coating warranty
- 26 gauge wall and roof metal
- AHA insulated windows
- Insulated garage doors
- Four (4) garage doors per building (10' x 14', 2 van doors, 2 loading docks)
- R-30 ceiling insulation
- R-19 wall insulation
- Gas heaters per square footage
- 20' Ceilings
higher options if needed
- 1/4 Stack stone columns
- Dumpster pad provided
- Clear Spans
- Full Utilities
- Custom one or two story floor plans
- Exterior landscaping, parking, walkways, and drives per plan

Office Space:

- Mens' and Womens' ADA bathrooms to ADA code standards
- Fountains to ADA code standards
- Ceramic entry and halls
- Carpeted offices
- Full HVAC
- Electrical work per code
- Ceramic bathroom floors
- Janitorial closet and sink

Options available above base purchase price:

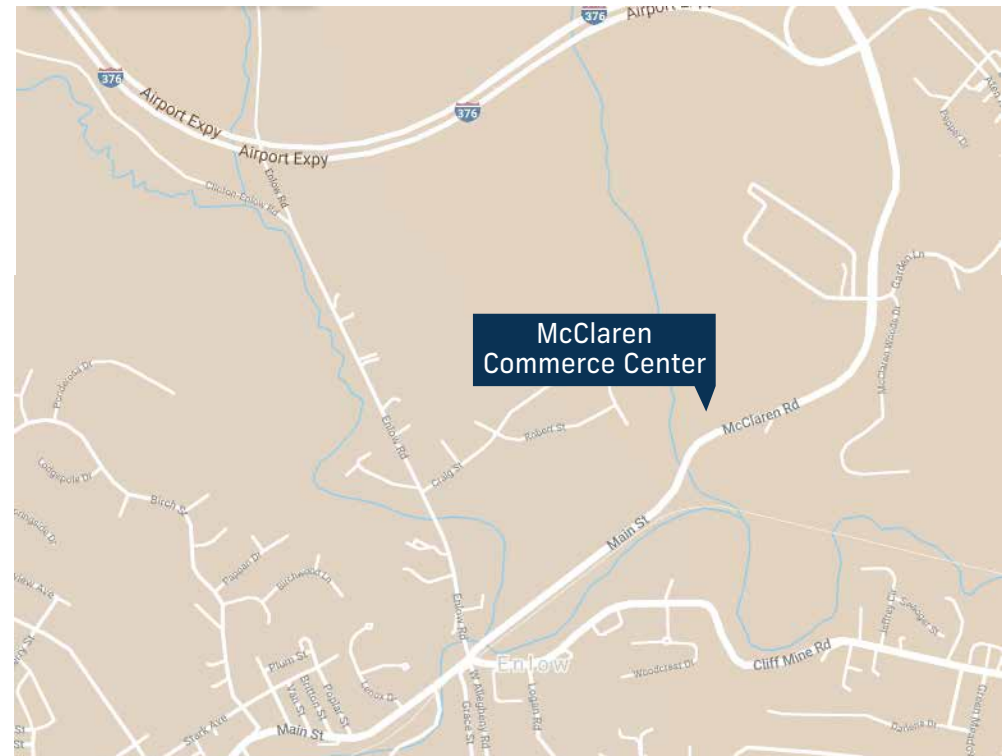
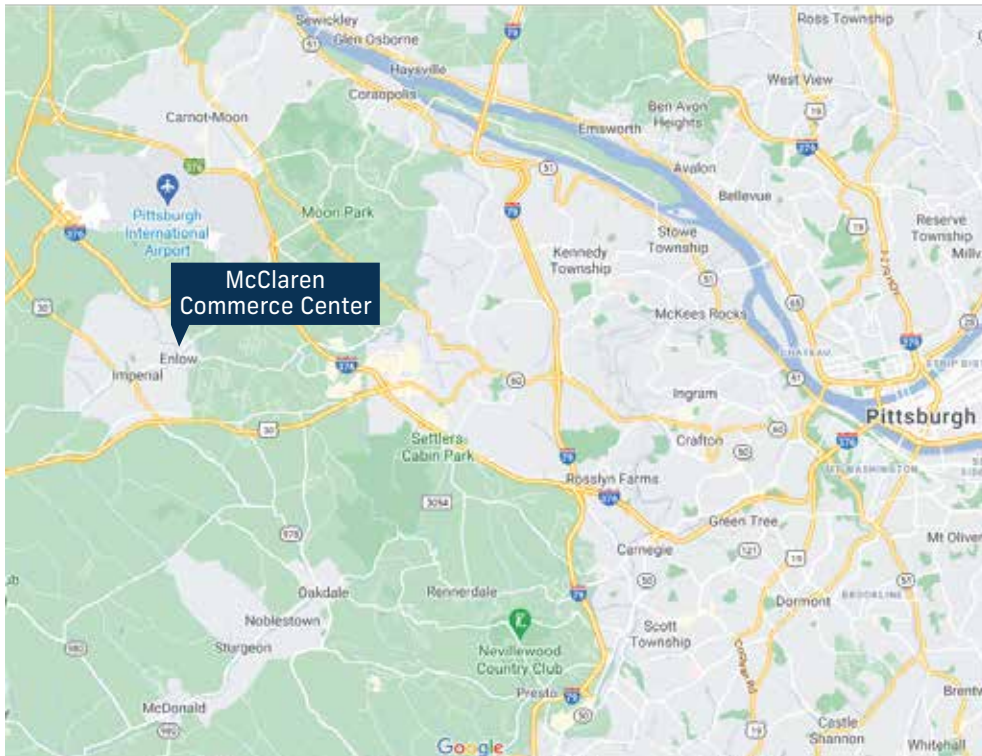
- Specialty wiring
- Case work in offices
- Showers
- Kitchen and break rooms
- Additional windows and doors
- Specialty HVAC and plumbing
- and more specialty requests!



Utility Providers:

- Cable: Comcast (servicing all of Findlay Twp.)
- Electricity: Duquesne Light
- Gas Service: Columbia Gas
- Telephone/Internet: Armstrong (servicing all of Clinton Twp.)
- Water & Sewer: Findlay Township Municipal Authority

Convenient & Connected Location



Restaurants

Robinson Town Center: 4 miles

Arby's, Bravo!, Burgatory, Burger King, Central Diner & Grille, Chick-fil-a, Cracker Barrel, Dunkin', IHOP, Industry Public House, Longhorn Steakhouse, McDonalds, Mission BBQ, Outback Steakhouse, Panera Bread, P.F. Chang's, Plaza Azteca, Quaker Steak and Lube, Sushi Bomb, Taco Bell, The Yard, Starbucks, Wendy's,

Retail

Robinson Town Center: 4 miles

At Home, Bath & Body Works, Best Buy, Dick's Sporting Goods, The Home Depot, Hobby Lobby, HomeGoods, IKEA, Joann Fabrics, Kohl's, Levin Furniture, Lowes, Macy's, Sam's Club, Wal-mart

Travel

Pittsburgh Int'l Airport: 6 miles
 Interstate 79: 8.5 miles
 Pittsburgh CBD: 15.8 miles
 PA Turnpike 76: 26 miles

Robinson Town Center: 4 miles

Courtyard by Marriott, Fairfield Inn & Suites by Marriott, Hilton Garden Inn, Homewood Suites by Hilton, Hyatt Place, Marriott, Residence Inn by Marriott, TownePlace Suites by Marriott, Wyndham Garden,

Demographics (5 mile radius)

Population:

2021 Population:	52,110
2026 Projected Population:	52,595
Median Age:	39.5
Median Home Value:	\$228,136

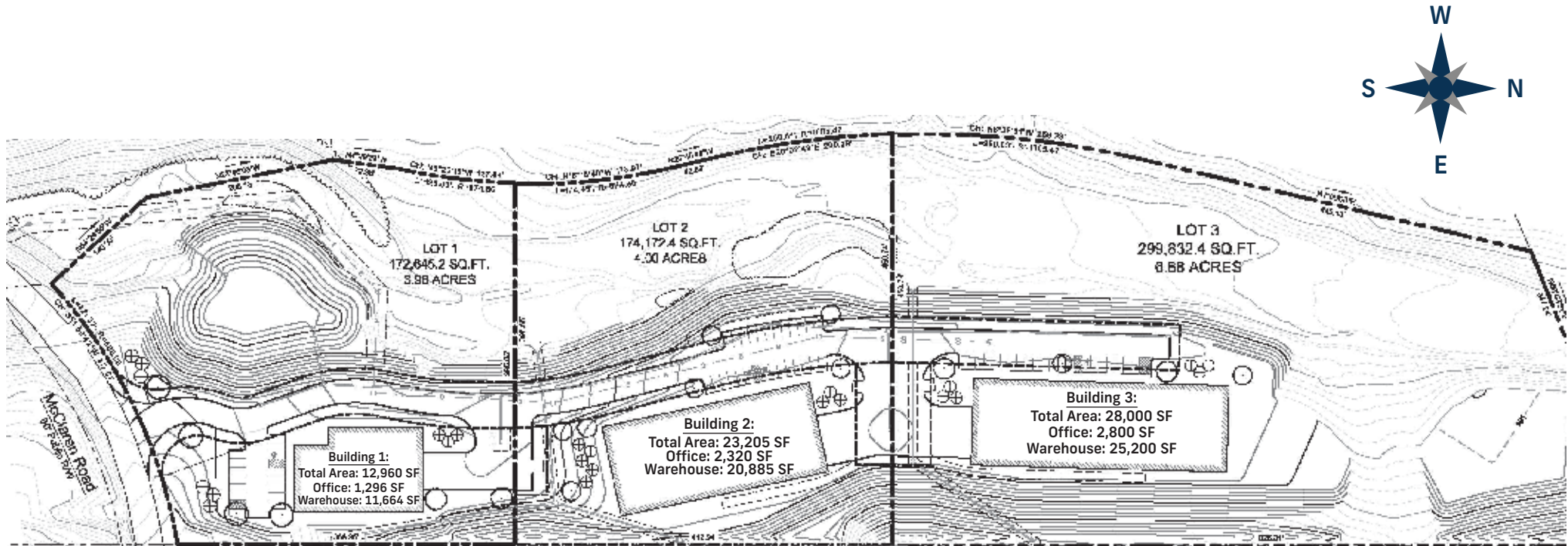
Household & Income:

Total Households:	21,893
# of people per HH:	2.3
Average HH Income	\$106,889
Median HH Income:	\$87,278

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